

MAP OF BOUNDARY SURVEY

Vacant Land, Gulf Drive, Key Largo,
Monroe County, Florida, 33037
ID# 00529300-000000

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Field work date: March 28, 2016.

2. LEGAL DESCRIPTION:

Lot 12, Block 28 of AMENDED PLAT OF KEY LARGO PARK, according o the plat thereof, as recorded in Plat Book 3, at Page 62, of the Public Records of Monroe County, Florida.

3. AREA:

Containing 2,700 Square Feet or 0.06 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

- The Legal Description was furnished by client.
- North Arrow per Plat Book 3, Page 62, of the Public Records of Monroe County, Florida.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929 Datum.

Benchmark used:

PNC 100.4 , Elevation 8.47'(N.G.V.D. 1929)

F.D.O.T. Brass disc in concrete monument stamped "90 / 06 /100.4"

Located @ Overseas Hwy and Royal Palm Drive.

6. FLOOD INFORMATION:

NFIP Community Name: Monroe County and Unincorporated Areas, Community Number 125129, Map/Panel Number 12087C0931, Suffix: K, FIRM Panel Effective/Revised Date 02-18-2005, Flood Zone AE, Base Flood Elevation 10 feet.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.
No determination was made as to how the site can be served with utilities.

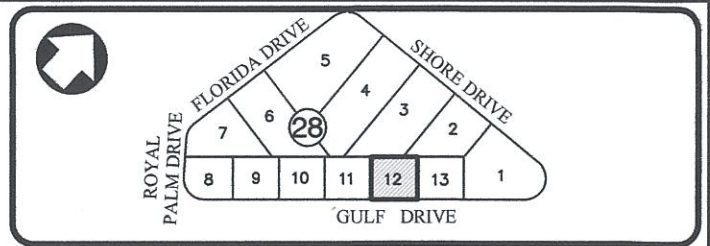
8. CERTIFY TO:

JESUS MONTEAGUDO AND DIANA MONTEAGUDO

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.
Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

This Survey Map and Report are not full and complete without the other.



LOCATION SKETCH

NOT TO SCALE

RECEIVED

APR 25 2016

2016-060

MONROE CO. PLANNING DEPT



FormTech
Land Surveying, Inc.

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Seal:

Eugenia L. Formoso
03-28-2016

Date:

Eugenia L. Formoso, P.S.M.

State of Florida LS # 6660

Proj # 15-0703

Job # 16-0364

LOT 12

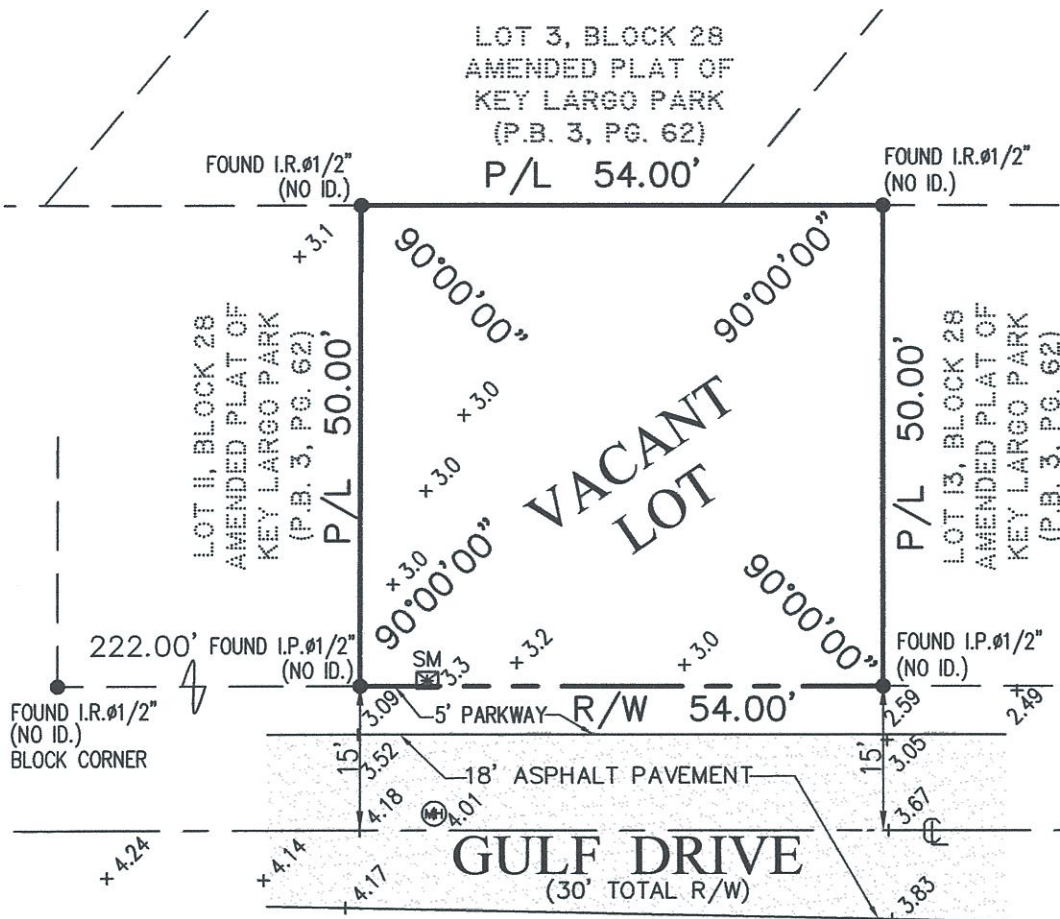
Page 1 of 2

MAP OF BOUNDARY SURVEY

Scale: 1" = 20'



P.B. 3, PG. 62



Abbreviations

A	Arc
FND	Found
U.E.	Utility Easement
IP	Iron Pipe
IR	Rebar
N&D	Nail & Disc
P.B.	PLat Book
Pg.	Page
R/W	Right-of-Way
CL	Center Line
CL	Clear
M	Monument Line
TBM	Temporary Benchmark
W/P	Water Pump
BFE	Base Flood Elevation

Legend

(MH)	Unknown Manhole
E	Electric Box
MLP	Light Pole
●	Property Corner
⊗	Fire Hydrant
⊞	Catch basin
WM	Water Meter
WV	Water Valve
⊕	Utility Pole

—x—	Chain Link Fence
—//—	Wood Fence
— — —	Metal Fence
—OUL—	Overhead Utility line

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Page 2 of 2